

## **NEWFIELDS PLANNING BOARD MINUTES**

### **April 21, 2005**

**Attendance:** Bill Meserve, Michael Price, Mike Todd, Betsy Coes and Town Planner Reuben Hull.

Chairman Mike Price called the meeting to order at 7:05 pm.

#### **Squamscott Property Management-Post Office Site**

Kyle Engle from Cedar Island Ledge was present to address the Board. He stated that they are looking to change the configuration of the driveway at the post office site to make it more user-friendly. The driveway was built to specifications and approved by the State but it is narrow. The driveway became shortened up with the relocation of Route 85. They are planning on removing the curb and moving it over. The rear of the island would also be moved two feet to the right and rotated. Changing the center island would make it easier to drive in. Kyle noted that these changes are not mandated. A modified driveway permit to widen the east side of the driveway has been approved by NHDOT.

Mike Price talked about eliminating the front parking spaces as Reuben suggested in his review letter. The front parking is difficult to get out of and large vehicles have issues entering the site. Kyle feels that any changes in parking would have to be approved by the Post Office. Reuben commented that there are currently 29 parking spaces and if the front parking is eliminated there would be 22. With 22 parking spaces ADA requirements can still be met. He also suggested implementing one-way traffic around the post office. The Planning Board will write a letter of recommendation to the Post Office if needed.

Reuben discussed his proposed modification of the curb. He suggested a design that would not include additional pavement or roadway but a surface that can be driven on and be part of the landscaping. The existing curb would have to be removed and replaced.

The 10 foot deceleration lane was discussed. The lane does not appear to be there because it has not been striped but it has been constructed. There has been no shoulder constructed and the driveway embankment is steep. Reuben recommended re-grading the embankment along the length of the deceleration lane.

Kyle mentioned that the landscaping has not been completed to date but it should be done in the next couple of weeks.

#### **River Run Conservation Subdivision-15-lot subdivision-Old Lee Road**

Scott Franciewicz was present to update the Board. He stated that the site specific permit is still outstanding. The homeowner's documentation was submitted to the Board and has been approved by Attorney Loughlin. Scott discussed the road profile which

needs to be adjusted because of ledge. The only changes will be in the elevation of the roadway. Some sections will be lower other sections will be higher. Scott will forward a revised drainage report and grading plan to the State and Reuben for review. One of the benefits of the road changes is that there will be fewer problems with driveways which Reuben was previously concerned about. Reuben commented that overall this is a better road design. An amended subdivision approval shall be submitted at next month's meeting. A motion was made by Mike Todd and seconded by Bill Meserve to continue discussion at next months meeting. The motion carried.

### **Pennine Properties – 167 Exeter Road**

Bruce Scamman from Emmanuel Engineering presented the revised site plan review on behalf of Pennine Properties. The applicant proposes adding a barn to the site. Currently the site is a farm house that has been converted to offices.

They discussed the size of signage. The regulations allow a 40 square foot sign and the applicant is proposing a 30 square foot sign with no lighting. He distributed a photo of the proposed sign. Bruce explained that restrictions were added to the plan as a note per request of the Board at last month's meeting. The Board discussed changing the wording to make it clear that there will be no offices in the barn. Note #14 as revised would read as follows:

The proposed 4,900 sq. foot barn shall serve as only an accessory use for storage and warehouse associated with the owners and tenants of the primary 3,420 sq. foot office space. Office activities incidental to the accessory use will be allowed in the barn. No commercial retail, office or manufacturing activities shall be allowed in the barn. No third party leasing for storage space shall be allowed in the barn. No bathrooms will be added to the barn. Any modification or expansion of activities in the barn will require review and approval by the Newfields Planning Board.

The applicant would like to complete and maintain the landscaping as shown on the original approved site plan.

The new structure will be heated. Sprinklers may be installed if required by the Fire Chief or Building Inspector. Copies of the site plan were sent to Jeff Buxton on April 2, 2005 for his review.

Town Counsel did agree with Reuben's interpretation of the structure being an accessory use to the office space. He felt it was reasonable and defensible.

A motion was made by Bill Meserve and seconded by Mike Todd to approve the site plan with the revision to note #14 as written above. The applicant will also abide by the sign ordinance. The motion carried. Yes-4, No-0

A motion was made by Mike Todd and seconded by Bill Meserve to allow Chairman Mike Price to sign the mylar for recording when it is presented.

**Scenic Road Hearing-**

Mike Price recused himself because of being an abutter. Bill Doucet from Doucet Survey presented the application for a scenic road permit on behalf of Joe Falzone and Christopher Frysalis. A drawing was submitted indicating the location of the trees and stone wall to be removed. Three trees and a stone wall need to be removed for the proposed turn around at the end of Halls Mill Road. The turn around was approved last month as part of the Mill Woods Conservation Subdivision. The trees meet the 15-inch circumference criteria which require a hearing and written consent from the Planning Board for their removal. The stone wall on the back side of the turn around will be moved and relocated. Mike Todd asked if there were any comments from the public and there were none.

Mary August asked about the ownership of the turn around. It will be deeded to the Town when the conservation subdivision goes through. A motion was made by Bill Meserve and seconded by Betsy Coes to allow for the removal of a 6" diameter hemlock, 7" diameter beech tree and 12" diameter oak tree and the relocation of the stone wall. The relocation of the stone wall shall be approved by the Planning Board. The motion carried.

**Nichols Subdivision-Cuba Road**

Paul Nichols presented the plan on behalf of Ed Nichols and the Nature Conservancy. The applicant is proposing to subdivide his lot of 31.97 acres, Map 214 Lot 4.1, into two parcels. The backland lot of 24.48 acres will be conveyed to the Nature Conservancy and the remaining 7.49 acres will include Ed Nichols home. The lot to be deeded to the Nature Conservancy has 1,500 feet of the Piscassic River on it. The 7.49 acre lot has an odd configuration with land that wraps around his son's lots 4.3 and 4.4. When Ed Nichols originally subdivided his land this 50 foot buffer area was for access to the backland. In the future the area will be added to his son's lots to enlarge them.

The Nature Conservancy will eventually deed the land to NH Fish and Game. There will be restrictions placed on the property to prevent development and have it remain open space.

Reuben commented on his review of the plan. He recommends acceptance of the application as complete. Four waivers were requested and reasonable as long as there is no further development of the property. If there was to be public access to the property there needs to be a note added to the plan.

They do not intend on providing public access.

A motion was made by Mike Todd and seconded by Bill to accept the application as complete. The motion carried. Yes-4 No-0. Mike Price explained that the Board has a policy that plans are not approved at the first hearing. Discussion will continue next month.

**Pride Development-Gas Station/Convenience Store**

There was no one present from Pride Development to address the Board. Their invoices of \$6,225.38 remain outstanding. Mike Price reminded us that last month discussion was tabled until payment was made. He feels we should set some deadlines; otherwise the application could remain an open application for some time. The Board decided to send certified notification to the applicant, owner and abutters to inform them that action would be taken on their application at the May 19 meeting. Discussion of the Pride Development site plan will resume next month.

The prior month's minutes were reviewed and minor changes were made. A motion was made by Mike Todd and seconded by Bill Meserve to approve the minutes of February 17, 2005. The motion carried. A motion was made by Bill Meserve and seconded by Mike Todd to approve the minutes of March 10, 2005 as amended. The motion carried. A motion was made by Mike Todd and seconded by Mike Price to approve the minutes of March 17, 2005 as amended. The motion carried.

**Excel Management-Great Bay Campground Store**

Mike Todd discussed the lighting at the store which has been a concern. He noted that the wattage of the current light fixtures is less than proposed and the lights are shut off at 10:00 pm. Mike explained that the privacy screen was either going to be by vegetation or privacy slats. It was up to the owner and they have decided on vegetation. The work has not been done yet.

He addressed the issues with the signs on the canopy. The previous Citgo had two signs and Shell's original proposal was for four signs and the applicant only asked for two. Mike Price thought that there would be no signs on the canopy; just the lit sign by the road. Mike Todd recalls that the sign by the road would not be larger than the previous one but he did not recall there being no signs on the canopy.

**Zoning**

Reuben discussed zoning and the model ordinances for a village plan and hamlet. These ordinances are alternatives to having the residential zone be exclusively residential and the commercial zone being exclusively commercial. He suggests focusing on the development and zoning of the Route 108 corridor and then look at the village area of town. The village plan is geared towards someone doing a new subdivision. The hamlet alternative is an extension of that but is geared toward small scale retail. The Planning Board needs to decide if they wish to have a provision to provide an alternative way of developing large parcels.

They would like to find a way to encourage commercial development and have it look nice. Allowing for mixed uses was discussed.

These types of zoning changes would allow the Town to determine how and where development would take place.

**Impact Fees**

Mike Price stated that the impact fee ordinance is now in place after the vote of March 8, 2005. The Planning Board now has the authority to get the information needed to assess the impact fees. Impact fees can be used for new developments but cannot be used for maintenance of existing developments. They are collected prior to issuance of occupancy and applicants are aware of the fee at the time of acquiring a building permit. The fees have not been determined to date.

**Access Management**

The Board discussed having a policy for access management to minimize curb cuts. This is extremely important for the future development of Route 108. Mike Price mentioned that applicants could be required to contribute to an access management study. These are policy issues.

**Land Use Ordinance: Subdivision/Site Review Regulations**

Reuben discussed changes that need to be made to the cul-de-sac definition, architectural standards and signage regulations.

The meeting adjourned at 10:30 pm.

Respectfully submitted,

Sue McKinnon